

These minutes are subject to formal approval by the Wyoming Zoning Board of Appeals at their regular meeting on April 21, 2012.

MINUTES OF THE WYOMING BOARD OF ZONING APPEALS
HELD AT WYOMING CITY HALL

April 2, 2012

The meeting was called to order at 1:30 P.M. by Chairman VanderSluis.

Members present: Beduhn Lomonaco VandenBerg VanderSluis
 VanHouten

Members absent: Dykhouse

A motion was made by Beduhn, and seconded by Lomonaco to excuse Burrill, Palmer, and Postema.

Other official present: David Rupert, Rental Inspector

A motion was made by Lomonaco, and seconded by VanHouten approve the minutes of the March 19, 2012 Board of Zoning Appeals meeting.

Motion carried: 5 Yeas 0 Nays

PUBLIC HEARING:

Appeal #V120202 P.P. #41-17-10-351-007
Steve Goodman
2601 Central Ave. S.W.
Zoned R-2

The application requesting a variance from City Zoning Code section 90-45(1)(7), requiring detached accessory buildings to have a minimum three foot side and rear yard setback, and limiting the maximum size of a single structure to 768 square feet; to allow a 10'x26' addition to an existing 26'x28' detached garage (728 square feet) resulting in 988 square feet and eliminating side and rear yard setbacks was read by Secretary Lomonaco.

Chairman VanderSluis opened the public hearing.

Mr. Steve Goodman, 2601 Central Ave. S.W., said he will have the required three foot on the west side of the garage, so he will only need a variance for the rear yard setback. The neighbors will sell him a foot of property to give him a one foot clearance to the rear.

Rupert said staff recommended the Board deny the request. A reduced rear yard setback has a negative impact on the owner's ability to maintain the structure. There is sufficient room to extend the garage either to the east or the north.

There being no further remarks, Chairman VanderSluis closed the public hearing.

A motion was made by Beduhn and seconded by VandenBerg that the request for a variance in application no. V120202 be denied accepting staff's Finding of Facts.

VandenBerg asked if the garage extension would place the garage up against the fence.

Rupert confirmed the fence would have to be moved to make room for the garage set back.

VanderSluis noted the Finding of Facts proposed by the City regarding recommended denial covered the situation adequately. If the applicant has the availability to construct a garage addition without a variance, there is no validity to the request.

VanHouten noted if the applicant reduced the size of the proposed addition to seven foot. he would still have a three foot rear setback and would not need a variance.

Motion carried: 5 Yeas 0 Nays

There were no public comments at the meeting.

There were no new business items.

Canda Lomonaco
Secretary

CL:cb